

Lawyers Express Title, LLC
 ALTA Universal ID:
 1447 York Road
 Suite 204
 Lutherville, MD 21093
 (410) 567-5500

ALTA Combined Settlement Statement

File #:	26-9169	Property	1232 Patapsco Street	Settlement Date	09/08/2026
Print Date & Time:	09/08/2026 at 04:16 PM		Baltimore, MD 21230	Disbursement Date	09/08/2026
	EDT	Buyer	Ameen Faizi		
Escrow Officer:	Nichole Chrisakis		1305 West Street		
Settlement Location:	1447 York Road		apt a		
	Suite 204		Annapolis, MD 21401		
	Lutherville, MD, 21093	Seller	Madeline Burns		
			7734 East 1st Avenue		
			Scottsdale, AZ 85251		
		Lender	Navy Federal Credit Union		
			P.O. Box 3326		
			Merrifield, VA 22119		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$285,000.00	Sale Price of Property	\$285,000.00	
		Deposit		\$2,850.00
		Loan Amount		\$276,450.00
\$10,000.00		Seller Credit		\$10,000.00
		Prorations/Adjustments		
	\$1,773.25	City/Town Taxes 09/08/2026 to 12/31/2026	\$1,773.25	
		Loan Charges		
		0.25% of Loan Amount (Points)	\$691.13	
		Origination Fee	\$2,764.50	
		Appraisal Fee to Consolidated Analytics (\$535.00 POC by Borrower)		
		Credit Report Fee to Equifax Mortgage Solutions (\$84.85 POC by Borrower)		
		Flood Determination Fee to CoreLogic Flood Services, LLC	\$4.50	
		Tax Service Fee to Lereta	\$75.00	
		Prepaid Interest (\$47.99 per day from 09/08/2026 to 10/01/2026)	\$1,088.82	
		Impounds		
		Homeowner's insurance \$170.58 per month for 4 mo.	\$682.32	
		Property taxes \$476.69 per month for 6 mo.	\$2,860.14	
		Aggregate adjustment		\$682.33
		Payoff(s)		
\$204,166.37		Payoff to Arundel Federal Savings Bank		
		Principal : \$206,723.80		
		Interest : \$1,175.21		
		Additional Interest : \$55.98		
		Escrow : \$-3,898.62		
		Release : \$110.00		
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$1,425.00		Recordation Tax - City (Deed) to Director of Finance	\$1,205.00	
\$2,137.50		Transfer Tax - City (Deed) to Director of Finance	\$2,137.50	
\$712.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$7,125.00		Listing Agent Commission to Homesale Real Estate Services Inc.		
\$7,125.00		Selling Agent Commission to Keller Williams Flagship		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Westcor Land Title Insurance Company	\$55.00	
		Title - Lender's Title Policy to Westcor Land Title Insurance Company	\$966.40	
		Title - Title Search to Lawyers Express Title, LLC	\$295.00	
		Title- Document Prep/Processing/Post Closing to Lawyers Express Title, LLC	\$250.00	
		Title- Insurance Binder to Lawyers Express Title, LLC	\$100.00	
		Title- Lien Certificate Reimbursement to Lawyers Express Title, LLC	\$55.00	
\$210.00		Title- Prepare/Procure Release to Lawyers Express Title, LLC		
\$55.00		Title- Release Tracking to Lawyers Express Title, LLC		
		Title- Settlement/Closing Fee/Title Review to Lawyers Express Title, LLC	\$795.00	
		Title- Technology/ Data Management/Storage to Lawyers Express Title, LLC	\$185.00	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company	\$1,125.00	
		Miscellaneous		
		26/27 R.E. Taxes 12/31/26 to Director of Finance (\$2,846.54 POC by Seller)		
\$495.00		Admin Fee to Berkshire Hathaway HomeServices Homesale Realty		
		Admin Fee to Keller Williams Flagship	\$695.00	
		Ground Rent Redemption to HWK Law Group, LLC	\$1,190.00	
\$90.00		Ground Rents Due to Amos Financial LLC		
		Home Inspection Fee to Property Inspection Pros (\$439.00 POC by Borrower)		
		Location Drawing/ Survey/ Plot Plan to Lawyers Express Title, LLC	\$305.00	
		Mold Inspection to Property Inspection Pros (\$299.00 POC by Borrower)		
\$69.17		Open Water thru 8/01 to Director of Finance		
\$75.00		Outgoing Wire Fee to Lawyers Express Title, LLC		
\$225.00		Pre Sign Fee (REMOTE) to Lawyers Express Title, LLC		
		Radon Inspection to Property Inspection Pros (\$159.00 POC by Borrower)		
\$83.00		Water Proration 8/01 - 9/7 to Director of Finance		
\$300.00		Water/Taxes/Lien Escrow to Lawyers Express Title, LLC		
		Homeowner's Insurance Premium to Geico	\$2,047.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$234,293.54	\$286,773.25	Subtotals	\$306,465.56	\$289,982.33
		Due from Buyer		\$16,483.23
\$52,479.71		Due to Seller		
\$286,773.25	\$286,773.25	Totals	\$306,465.56	\$306,465.56

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Lawyers Express Title, LLC to cause the funds to be disbursed in accordance with this statement.



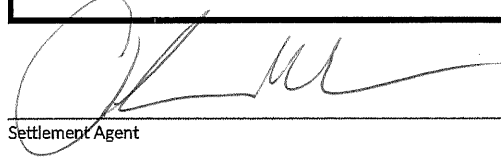
Ameen Faizi

09/08/2026
Date



Madeline Burns

9/11/2026
Date



Settlement Agent

9/8/20
Date